

EXHIBIT "D-1"

DEPOSITION EXHIBIT NO. 16

ZONING ORDINANCE § 18.2.1

ADOPTED BY MAYOR AND CITY COUNCIL, DECEMBER 27, 2005

ARTICLE XVIII

OFF STREET PARKING AND LOADING

18.1 SCOPE.

The location, design and quantity of off-street parking and loading facilities for every use located in Sandy Springs shall comply with requirements herein.

18.2 PARKING SPACES REQUIRED.

Every use shall be served by off-street parking spaces as specified below. Parking spaces shall serve only the designated use and shall be located on the same lot as the use unless another location is authorized in accordance with other provisions of this Zoning Ordinance.

18.2.1 BASIC OFF-STREET PARKING REQUIREMENTS. Parking requirements shall be calculated based on the proportion that each use contributes to the total. All areas are expressed in gross square feet of building area unless ground area or some other measure is specified. Any fraction of one-half or larger shall constitute a whole. A bench seat shall consist of 18 inches.

USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Adult Entertainment Establishments		10 per 1000 sq. ft.
Assembly Places with Fixed Seating	stadiums auditoriums theaters amphitheaters	one per 4 fixed seats
Assembly Places without Fixed Seating	meeting halls libraries	one per 35 sq. ft. in largest assembly room
Auto Dealerships, Sales & Service	new car sales used car sales service & parts	6.5 per 1000 sq. ft.



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All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Bowling Alley		5 per alley
Child Care Kindergarten	day care centers pre-school	1.7 per 1000 sq. ft. + one per 4 employees on the largest shift
Churches and Other places of Worship Without Fixed Seating	churches cathedrals temples	one per 3.5 fixed seats in the largest assembly area one per 30 sq. ft. in largest assembly are
<u>Clubs and Lodges</u>	country clubs fraternal organizations	5 per 1000 sq. ft.
Club with Golf Course		50 per 9 holes + one per 1000 sq. ft.
Commercial, Amusement, Outdoor	amusement parks skateboard parks batting cages	1 per 4 fixed seats or one per 35 sq. ft. of floor area used for moveable seats; plus 10 per 1000 sq. ft. of ground area identified for recreation and assembly
Custodial Care	halfway houses	2.5 per 1000 sq. ft.
Dormitories and Related	dormitories fraternity houses sorority houses boarding houses	one per bedroom + 5 per 1000 sq. ft. of common area
Festivals, Outdoor	horseshows carnivals dogs shows arts and crafts shows	2 per 1000 sq. ft. of ground area identified for festivals and music festivals related seating
Financial Institutions	banks credit unions brokerage houses	5 per 1000 sq. ft.
Funeral Homes		one per 3 fixed seats + one for each 25 sq. ft. in the largest assembly room
Golf Course, Public and Private,		50 spaces per 9 holes

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All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Without Club Facilities		
Health Care Facilities	hospitals out-patient clinics convalescent home nursing home	one per four beds + one per 3 employees
Hotels & Motels, No Restaurants	apartment hotels hotels motels	one per room
With Restaurants		1.25 per room
Industrial and Manufacturing	assembly plants fabrication plants factories	one per 1000 sq. ft.
Laboratories, Scientific & Related	experimental labs fabrication plants factories	2.5 per 1000 sq. ft.
Medical Offices Related Facilities	dental offices doctor's offices veterinary offices clinics	4 per 1000 sq. ft.
Mini-warehouses		1 per employee + 1 per 5000 sq. ft.
Offices, General	freestanding offices office towers office parks offices assoc. with other uses	3 per 1000 sq. ft. to 250,000 sq. ft.; 2.8 per 1000 sq. ft. all exceeding 250,000 sq. ft.
Personal Service Establishments	barber shops beauty parlors Laundromats dry cleaners	5 per 1000 sq. ft.
Race Track		one per 4 fixed seats or one per 35 sq. ft. of floor area used for moveable seats, + 10 per 1000 sq. ft. of other spectator area.

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Recreational Facilities, Indoor	billiard parlors game rooms arcades skating rinks physical fitness centers museums	5 per 1000 sq. ft.
Recreation, Private		
Single-family or Mixed Residential Use, Association or Club	tennis court basketball court swimming pool	3 per court 4 per court 6 per adult swimming pool + 1 per 15 dwelling units beyond 60 served
Multi-family Residential		included in basic parking requirement
Recreation, Public	basketball court playing fields tennis courts driving range miniature golf swimming pool	4 per court 50 per field 3 per court 2 per tee 20 per 18 holes 20 + 1 per 50 sq. ft. of pool area
Recycling Center		1.5 spaces per 1,000 square feet of building floor area and 2 spaces per outdoor recycling collection container plus loading spaces as specified in Section 18.6.1
Residential, Multi-family (fewer than 40 units/acre)	one bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.4 per unit 2.0 per unit 2.25 per unit
Residential Multi-family Highrise (40 + units acre)	one bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.25 per unit 1.75 per unit 2.00 per unit
Residential, Single Family	detached dwelling duplexes mobile Homes	2 per dwelling unit

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All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.		
Residential, Retirement Home	retirement homes retirement village	1.25 per dwelling unit
Restaurants, Nightclubs and Taverns (including outdoor seating)	cafeterias bars dance clubs restaurants music clubs bistros	10 per 1000 sq. ft.
Retail Establishments	boutiques shops stores rental services art galleries food stores	5 per 1000 sq. ft.
Roadside Stand		6 + 5 per 1000 sq. ft. ground area
Salvage, Storage and/or Junk Facility		1 per employee plus 4 per acre
Schools	junior high elementary middle secondary colleges business colleges universities trade conservatories vo-tech	larger of 2 per classroom <u>or</u> one per 35 sq. ft. in largest assembly area larger of 10 per classroom <u>or</u> one per 35 sq. ft. in largest assembly area 5 per 1000 sq. ft.
Service and Repair Establishments	appliance repair shops bicycle repair shops shoe repair shops general repair centers	5 per 1000 sq. ft.
Service Stations and Automotive Repair Centers	automotive garages paint and body shops	5 per 1000 sq. ft.

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	tire centers service stations car care centers	
Warehousing and Storage	commercial storage distribution centers	one per 2000 sq. ft.

18.2.2 SHARED PARKING.

The standards for shared parking may be utilized for any of the combinations of uses shown below on any number of properties when approval is reflected in the conditions of zoning for each such property. Similar provisions are provided under OFF-SITE AND SHARED PARKING REQUIREMENTS in the Use Permits article for those uses which were not zoned concurrently or as part of a multiple use project. The conditions of zoning or Use Permit, as applicable, establish the limits of parking requirements among uses and properties, and Sandy Springs shall not require any contractual relationship among property owners.

The standards for determining parking requirements in a multiple use development are:

- A. Determine the minimum amount of parking required for each separate use.
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.

	WEEKDAYS		WEEKENDS		NIGHTTIME
	6 am-5pm	5pm-1am	6am-5pm	5pm-1am	1am-6am
OFFICE	100%	10%	10%	5%	5%
RETAIL	60%	90%	100%	70%	5%
HOTEL	75%	100%	75%	100%	75%